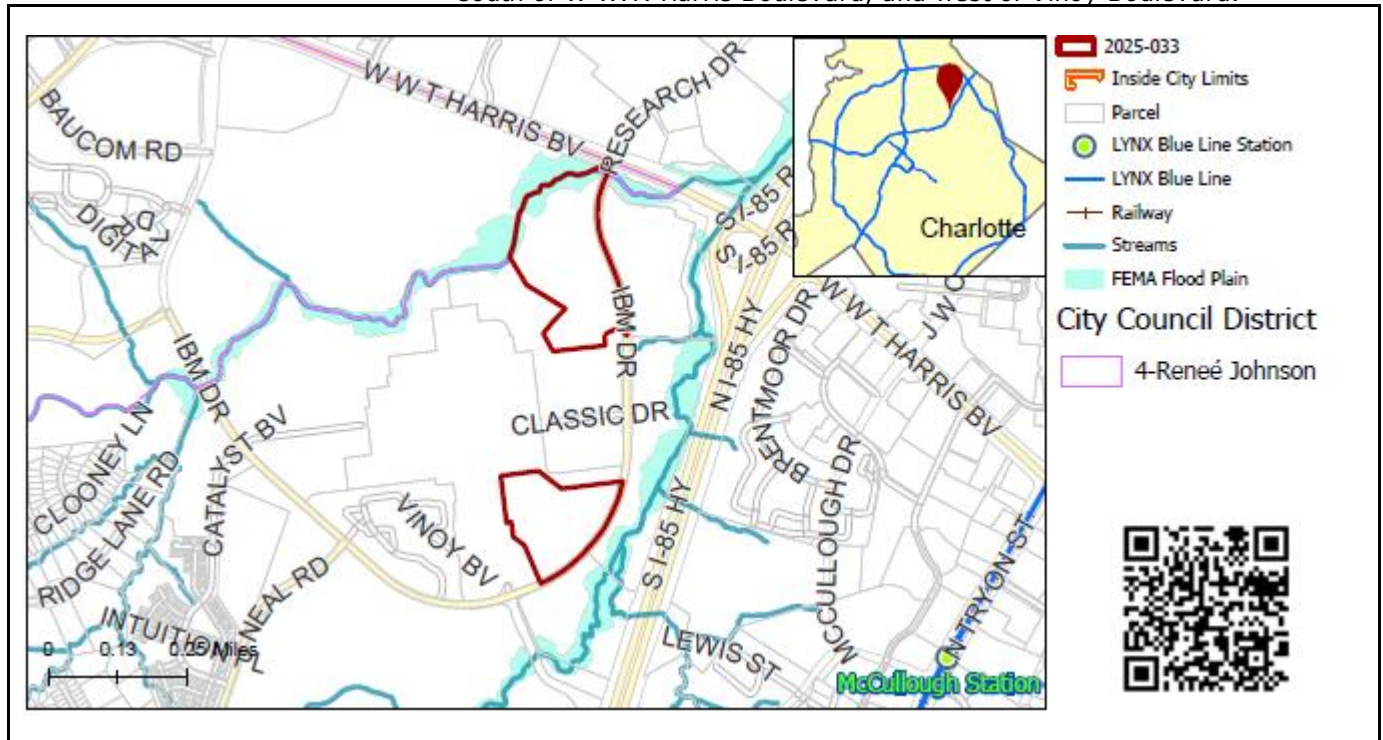


REQUEST

Current Zoning: RE-3 (Research), RC (Research Campus)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

LOCATION

Approximately 40.13 acres located on the northeast side of IBM Drive, south of W W.T. Harris Boulevard, and west of Vinoy Boulevard.



SUMMARY OF PETITION

The petition proposes a residential development of up to ~~260~~ 250 multi-family attached and quadraplex dwelling units. A large portion of site is currently developed with a surface parking lot.

PROPERTY OWNER

BRI 1882 Innovation Park Development

PETITIONER

TM BTR of the Carolina's, LLC

AGENT/REPRESENTATIVE

Colin Brown and Brittany Lins, Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Campus and Community Activity Place Types.

Rationale for Recommendation

- The petition proposes a total of 250 multi-family attached residential units to be built in quadraplex and townhome forms offering a variety of housing types to the area.
- The proposed site is located adjacent to both Community Activity Center and Campus Place Types, offering potential access to a wide range of goods, employment opportunities, healthcare, education, and essential services. Introducing residential uses at this location will enhance the

area's mixed-use character, support walkability, and contribute to a more vibrant, connected community.

- A large portion of the site is currently underutilized as surface parking.
- The site is served by the number 50 CATS local bus route providing access to goods, employment, and services in the area.
- The site is in the UNC Charlotte adopted micro-transit zone which seeks to connect neighborhoods with key activity centers like University City, UNC-Charlotte and the greater University Research Park.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Campus and Community Activity Place Types to the Neighborhood 2 Place Type for the site.

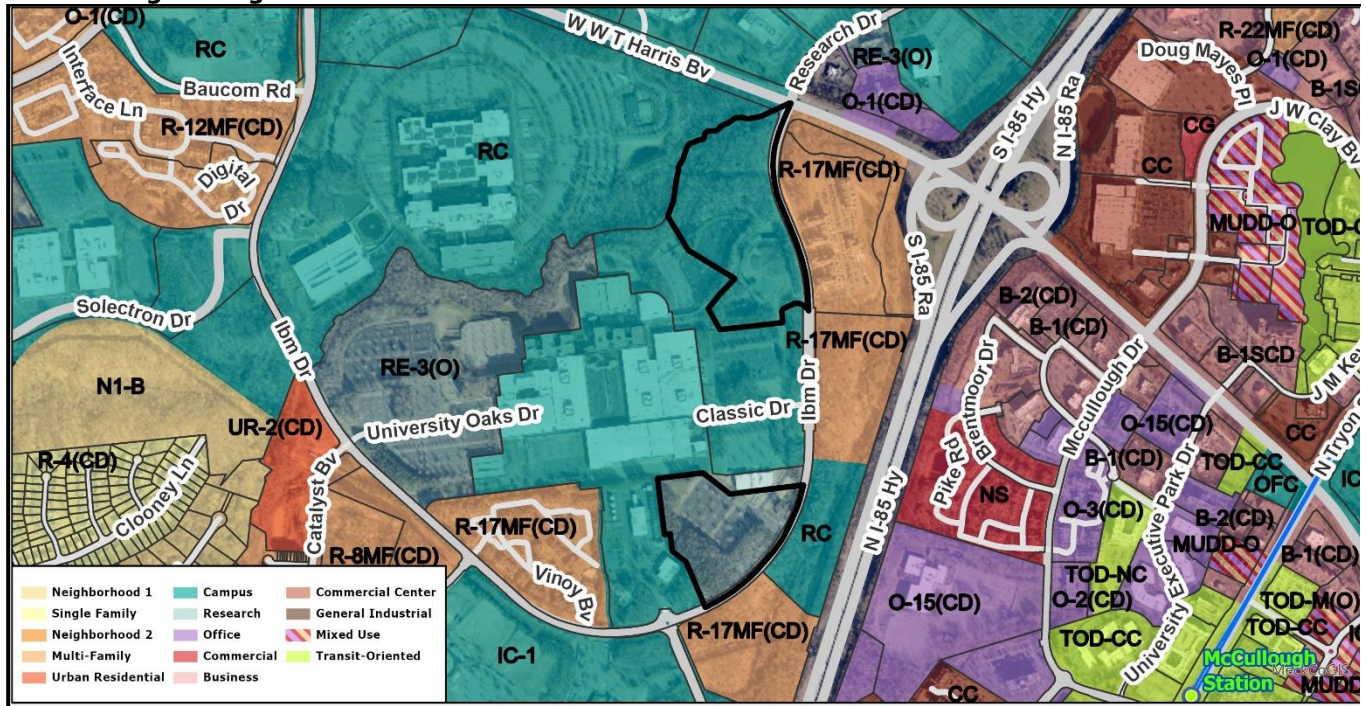
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to ~~260~~ 250 multi-family attached and/or quadraplex dwelling units in two building areas.
- Buildings shall contain a maximum of 6 single family units per building. Buildings shall vary in their number of units and/or building length so that no more than five buildings in a row on the same side of a street shall have the same number of units or dimensions.
- Provides a 12-foot multi-use path along IBM Drive.
- Provide a minimum of 3 of the following amenities on the site: clubhouse, butterfly garden, dog park, fire pit, grills, seating areas, art installations, and/or enhanced landscaping that includes mature trees and/or ornamental flowering plants.
- Amenitized areas/open space areas (including both public and private open space) shall be a minimum of 2 acres on the Northern parcel and three 3 acres on the Southern Parcel.
- Open space areas shall consist of 4 or more of the following potential components; Enhanced plantings, specialty paving materials, shading elements, seating options, public art/sculpture, decorative lighting, Interactive elements that children or others to experience sensory stimulation including but not limited to music, water, and light, have a minimum dimension of 50-feet or more measured in all directions.
- Dedicates and conveys or provide an easement over the 100-foot SWIM Buffer or Floodplain (whichever is larger) of the Doby Creek Tributary to Mecklenburg County.
- Dedicates a minimum 5 acres to Mecklenburg County.
- Provides a 75,000 contribution to greenway funding.
- Commits to coordinating an off-site trailhead access to the Innovation Park campus in collaboration with University Center Partners and Mecklenburg County.
- Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.
- Architectural and design standards:
 - Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.
 - Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches (if provided) may be no less than 2:12, unless a flat roof architectural style is employed.
 - Usable porches and stoops may be incorporated as a feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, should be covered and be at least 4-feet deep. Stoops and entry-level porches may be covered but should not be fully enclosed.
 - Garage doors visible from public or private streets will minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

- Existing Zoning**



- This property is zoned RE-3 (Research) and RC (Research Campus). The property is adjacent to properties zoned RC (Research Campus), R-17MF (CD) (Multi Family Residential, Conditional), IC-1 (Institutional Campus 1), and O-1(CD) (Office 1, Conditional).



The site (denoted with red stars) located on the northeast side of IBM Drive, south of W.W.T. Harris Boulevard, and west of Vinoy Boulevard in the Research Park.



The property to the west along IBM Drive is developed with several large office campuses.



The property to the east along IBM Drive is developed with recently constructed multi-family units and vacant land.

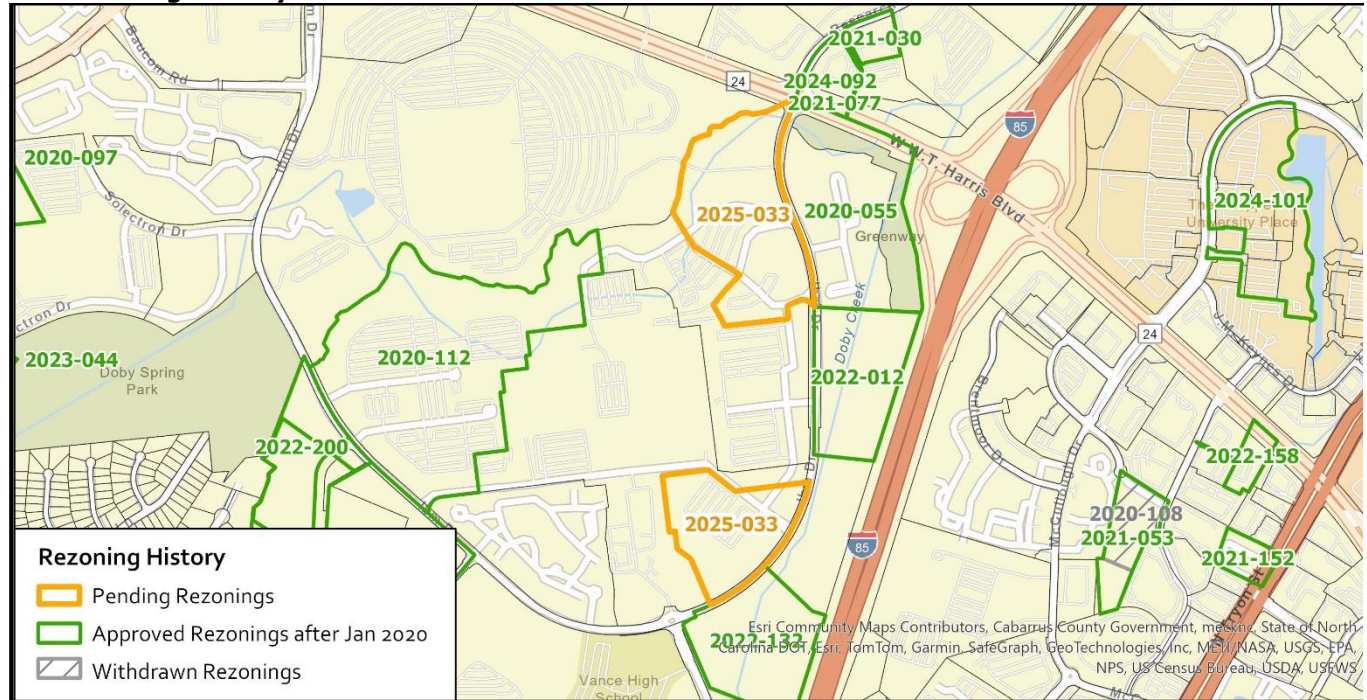


The property to the south along IBM Drive is James Martin Middle School and Julius L. Chambers High School .



The property to the north along W W.T. Harris Boulevard is developed with office uses.

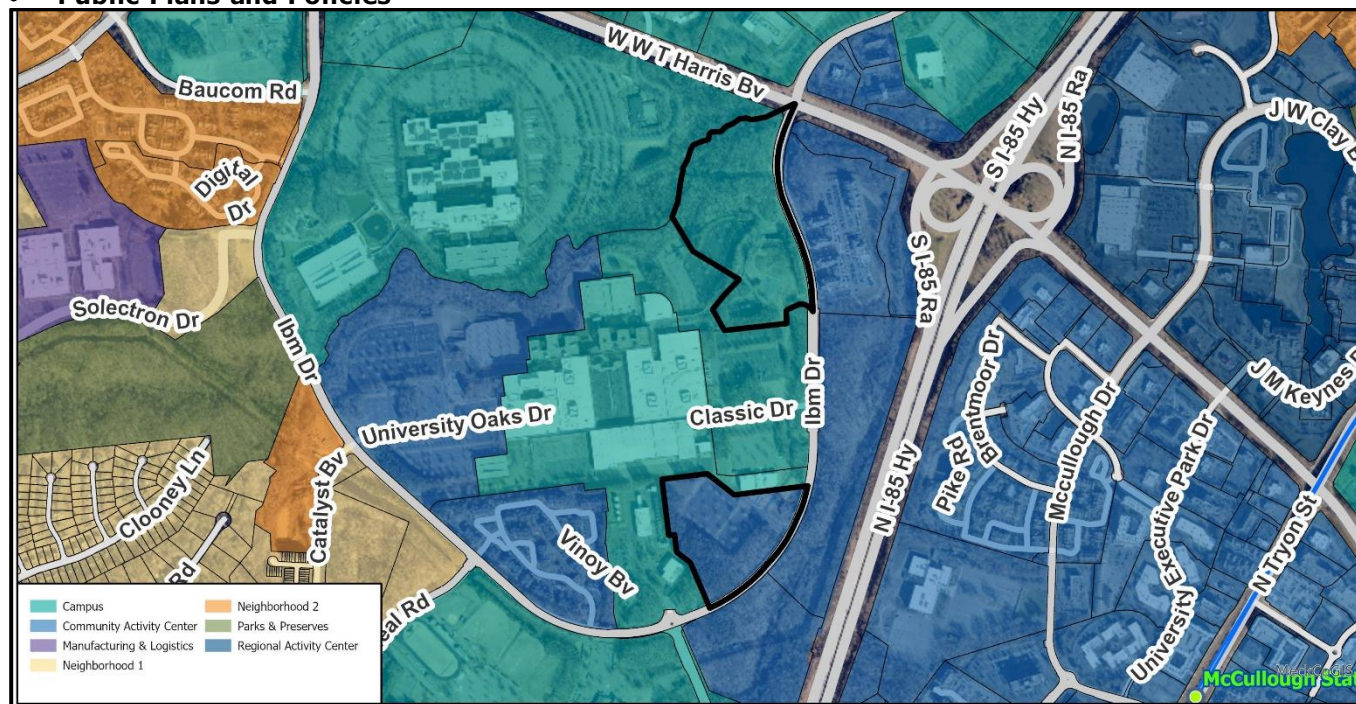
• Rezoning History in Area



Petition Number	Summary of Petition	Status
2020-055	Rezoned 27.9 acres from RE-2 (Research) to R-17MF(CD) (Multi-Family residential, Conditional) to allow up to 300 multi-family residential dwelling units.	Approved
2020-097	Rezoned 12.4 acres from RE-1(CD) (Research, Conditional) to RE-1(CD)SPA (Research, Conditional, Site Plan Amendment) to allow up to 50,000 square feet of facilities to accommodate uses including medical health clinics, offices, financial institutions, laboratories, and research uses	Approved
2020-108	Proposed to rezone 5 acres from MUDD-O (Mixed Use Development District, Optional) to TOD-NC (Transit Oriented Development-Neighborhood Center).	Withdrawn
2020-112	Rezoned 57.2 acres from RE-2 (Research) to RE-3(O) (Research, Optional) to allow up to 575 multi-family dwelling units, 660,000 square-feet of non-residential uses of which a maximum 30,000 square-feet could be devoted to retail, personal services, and restaurant uses.	Approved
2021-030	Rezoned 2.5 acres from O-1(CD) to RE-3 (O) (Research, Optional) to allow up to 96 multi-family dwelling units OR 96 hotel rooms in an existing extended stay hotel.	Approved
2021-053	Rezoned 7 acres from MUDD-O (Mixed Use Development, Optional) and O-2(CD) (Office, Conditional) to TOD-NC (Transit-Oriented Development, Neighborhood Center) proposes to allow all uses in the TOD-NC zoning district.	Approved
2021-077	Rezoned 3 acres from B-1(CD) (Neighborhood Business, Conditional) to RE-3(CD) (Research, Conditional) to allow up to 152 multi-family residential units.	Approved
2021-152	Rezoned 2.4 acres from MUDD-O (Mixed Use Development, Optional) to MUDD-O SPA (Mixed Use Development, Optional, Site Plan Amendment) to amend a previously approved rezoning to allow the following uses in addition to the existing hotel: dormitories for the students of colleges, commercial schools, schools providing adult training and for the staff of hospitals; dwellings, detached, duplex, triplex, quadraplex, attached, multi-family and planned multi-family developments, and mixed use buildings.	Approved
2022-012	Rezoned 18.4 acres from RE-2 (research) to R-17MF(CD) (Multi-Family Residential, Conditional) to allow up to 300 multi-family dwelling units.	Approved

2022-020	Rezoned 0.71 acres from R-5 (Single Family Residential) to UR-3(CD) (Urban Residential, Conditional) to allow up to 16 residential units.	Approved
2022-032	Rezoned 4.1 acres from R-4 (Single Family Residential) to R-8MF(CD) (Multifamily Residential, Conditional) to allow up to 33 single family attached dwelling units.	Approved
2022-158	Rezoned 2 acres from O-15(CD) (Office, Conditional) to TOD-CC (Transit Oriented Development – Community Center) to allow all uses in the TOD-CC zoning district.	Approved
2023-044	Rezoned 63.22 acres from RE-3 (research) to I-2(CD) (General Industrial, conditional) to allow up to 325,000 square feet of light manufacturing, assembly, warehousing, climate controlled self-storage, offices, outdoor storage, and wireless communication.	Approved
2024-092	Rezoned 3 acres from RE-3(CD) (Research, Conditional) to CAC-1(EX) (Community Activity Center-1, Exception) to develop a childcare center with up to 10,000 square-feet and up to 8,000 square-feet of commercial uses.	Approved
2024-101	Rezoned 20.5 acres from MUDD-O (Mixed Use Development, Optional) to MUDD-O SPA (mixed Use Development, Optional, Site Plan Amendment) to amend an existing approved rezoning site plan to allow up to 303 additional residential units subject to conversion provisions.	Approved

• Public Plans and Policies



- The 2040 Policy Map (2022) recommends the Campus and the Community Activity Center Place Types for this site.

• TRANSPORTATION SUMMARY

- The site is located at the intersection of W T Harris Boulevard, a NCDOT-maintained arterial, and IBM Drive, a City-maintained arterial. Based on the 1,714 daily trips, this will trigger a Traffic Impact Study and Tier 3 multimodal assessment. The TIS was approved on 8/13/2025. All outstanding CDOT comments have been addressed.

- **Active Projects:** N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: Too many uses to determine

Proposed Zoning: 1,714 trips per day (based on 72 attached dwelling units and 178 multi-family attached dwelling units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** This development may add 45 students to the schools in this area.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Governors' Village K-8 from 74% to 76%.
 - Julius L. Chambers High remains at 127%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along IBM Drive. The proposed rezoning is in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. It is recommended that the applicant contact the Charlotte Water New Services for further information and to discuss options regarding sanitary sewer system capacity. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGSite and Building Design

1. ~~Provide quantitative measures for open space amenities.~~ Addressed
2. ~~Clarify unit count.~~ Addressed
3. ~~Add variation in the number of units per building and/or building length.~~ Addressed
4. ~~Consider preferred minimum dimensions for porches at 6 feet and 4 feet for stoops.~~ Rescinded
5. ~~Commit to providing amenity areas in both areas of the development.~~ Addressed

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARINGLand Use

6. ~~Remove listed proposed zoning as CAC 1(CD) throughout the notes.~~ Addressed
7. ~~Remove any references to single family attached. Make sure all uses and verbiage match UDO language.~~ Addressed

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Michael Russell (704) 353-0225